



M.C. O'BRIEN, INC.
COMMERCIAL REALTORS SINCE 1909

1771 Utica Avenue Brooklyn, New York



PREMISES

Ground floor ≈ 4,500 Sq.ft

ASKING RENT

\$38.00 Per Sq. Foot

POSSESSION

Arranged

NEIGHBORS

Target, Mc Donald's, Staples, Wallgreens Dunkin Donuts, KFC, Wendy's, CVS

TRANSPORTATION

*BUS LINES: **B8, B7, B46***

COMMENTS

- Currently configured as medical space*
- ≈ 75 feet of frontage along Utica Ave*
- Full HVAC*
- Onsite parking for 8 cars*
- free-standing building*
- Heavy vehicular traffic*
- Retail and Medical uses considered*

RETAIL/OFFICE

William P. O'Brien, SIOR
WOBrien@MCOBrien.com
(718) 252-9191 Ext 110

Davon Peters
DPeters@MCOBrien.com
(718) 252-9191 Ext 112





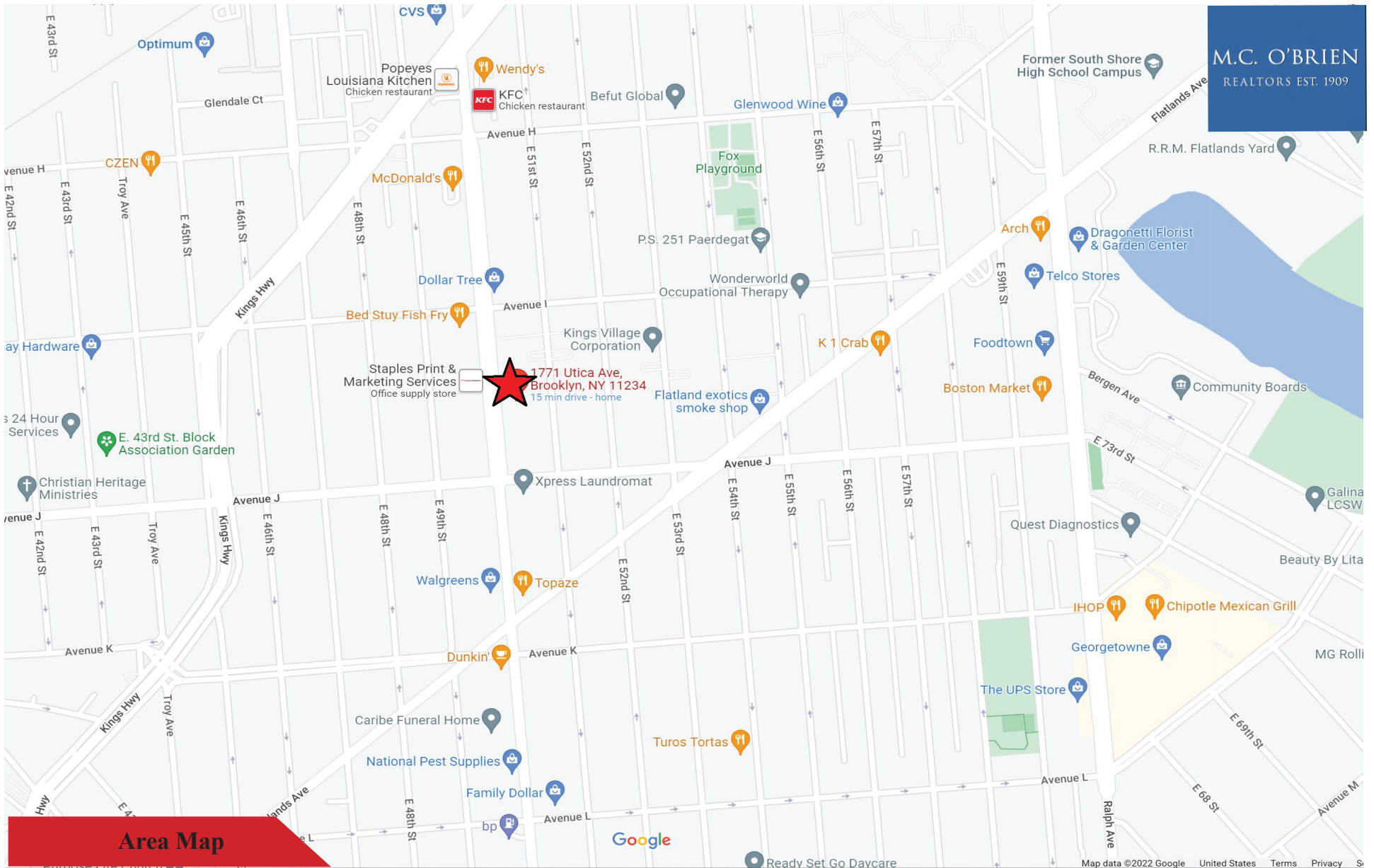
Zoning Map

William P. O'Brien, SIOR
WOBrien@MCOBrien.com
(718) 252-9191 Ext 110

Davon Peters
DPeters@MCOBrien.com
(718) 252-9191 Ext 112



All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice, commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged by this office.



William P. O'Brien, SIOR
WOBrien@MCOBrien.com
 (718) 252-9191 Ext 110

Davon Peters
DPeters@MCOBrien.com
 (718) 252-9191 Ext 112



All offers are submitted subject to prior lease, change in price, corrections or omissions, or withdrawal from market without notice, commissions due to cooperating brokers are deemed earned after an executed brokerage agreement has been acknowledged by this office.